Philip Laney & Jolly

24 Nimrod Drive, Worcester, WR2 6DZ

Asking Price £275,000

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** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL **

Philip Laney & Jolly Worcester are pleased to present this beautifully maintained two bedroom home, located within the highly desirable village of Lower Broadheath on the outskirts of Worcester.

Constructed in recent years, the property offers thoughtfully designed accommodation with a contemporary finish throughout, making it an excellent choice for first time buyers, professional couples, downsizers or those seeking a home in a popular village setting.

The accommodation begins with a welcoming entrance leading to a generous living room, providing a comfortable space to relax and unwind. To the rear of the property, the kitchen dining room is well equipped and offers ample space for both everyday dining and entertaining. A practical utility area and downstairs WC add further convenience to the ground floor layout.

Upstairs, there are two well proportioned double bedrooms together with a stylish family bathroom, all presented to a high standard and ready for immediate occupation.

Outside, the property benefits from a larger than average rear garden, offering an attractive outdoor space with a patio area and plenty of room to enjoy the warmer months. A timber shed provides useful storage, while the enclosed setting creates a pleasant backdrop for outdoor living. The property also benefits from two allocated parking spaces.

Enjoying the charm of village life whilst remaining within easy reach of Worcester city centre, local amenities, transport connections and well regarded schools, this superb home combines modern living with a convenient and sought after location. Early viewing is highly recommended.

EPC: B Council Tax Band: C Tenure: Freehold

Entrance
Composite front door with glazed panels. Radiator and ceiling light point. Smoke alarm. Laminate flooring. Stairs rising to first floor.

Living Room
Double glazed window to front aspect. Understairs storage. Radiator and ceiling light point. Laminate flooring.

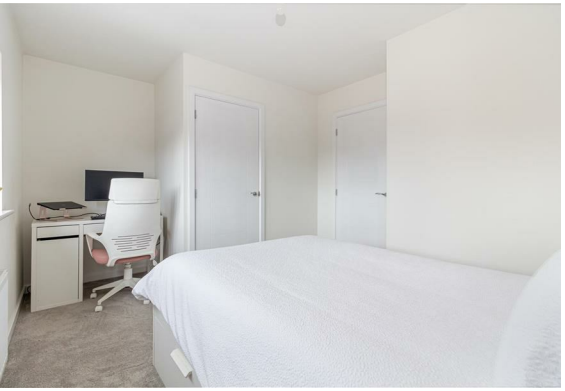
Kitchen
Double glazed patio doors leading out to the rear garden. Range of wall and base units with worksurface over. Space for fridge freezer and space for dishwasher. 'Zanussi' hob and oven.

WC
Low level WC and basin.

Utility Area
Space and plumbing for washing machine. Worksurface. 'Logic' wall mounted boiler.

First Floor Landing
Loft access and ceiling light point.

Bedroom One
Double glazed window to rear aspect. Radiator and ceiling light point.



Bedroom Two
Double glazed window to front aspect. Radiator and ceiling light point. Built-in storage cupboard.

Bathroom
Obscure double glazed window to side aspect. Panelled bath with glazed screen and shower attachment, white heated towel rail, basin and low level WC. Vinyl flooring.

Rear Garden
Generous sized garden with initial patio area. Laid to lawn with borders and enclosed by timber panel fencing. Wooden shed. Path with gated access to the front.

Tenure Freehold
We understand that the property is offered for sale Freehold.
Please note there is a annual service charge of £159.07

Services
Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Floor Plan
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Broadband
We understand currently that Full Fibre Broadband is not yet available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

https://www.openreach.com/fibre-checker

Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

https://checker.ofcom.org.uk/en-gb/mobile-coverage

COUNCIL TAX MHDC
We understand the council tax band presently to be : C
Malvern Hills District Council
https://www.tax.service.gov.uk/check-council-tax-band
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

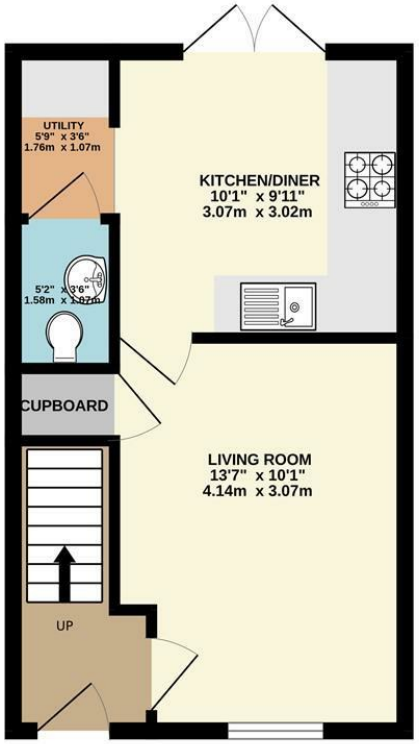
Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

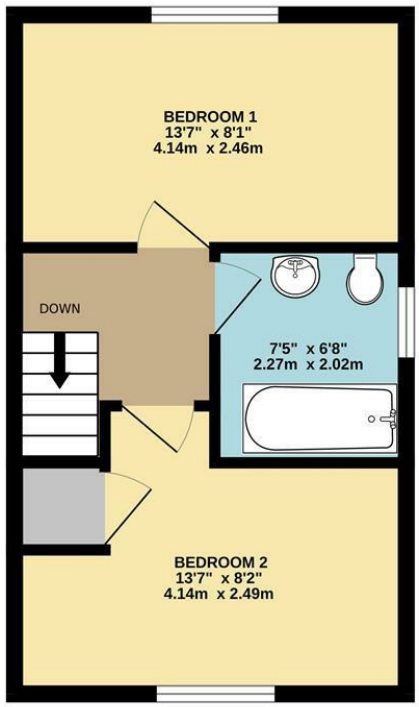
Parking
Parking for the property is two allocated parking spaces.

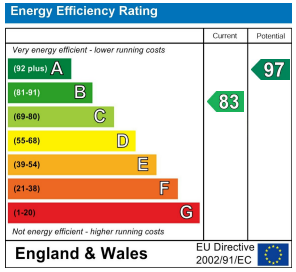
Viewings
Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

GROUND FLOOR



1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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